

TRANSFER
TAX
PAID

WARRANTY DEED

002472

THE WALTER H. ZUKOWSKI REVOCABLE TRUST of Waterville, Maine, for consideration paid, grants to STEPHEN U. DUNHAM and SHARI U. DUNHAM of Waterville, Maine, as joint tenants, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec, and State of Maine, bounded and described as follows, to wit:

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A certain lot or parcel of land situated on Cherry Hill Drive, Waterville, Maine, bounded and described as follows:

Commencing at an iron pin in the northerly line of Cherry Hill Drive, which pin is at the southwesterly corner of Lot No. 47 (Lot No. 48 having been abolished) on Plan of Cherry Hill Development recorded in Kennebec Registry of Deeds, Plan Book 17, Pages 34 and 35 (as revised and described by deed Executors to Loretta Towne dated April 30, 1955); thence westerly along and in the northerly line of Cherry Hill Drive a distance of approximately one hundred nine and seventy-five-one hundredths (109.75) feet to another iron pin; thence turning at an angle of ninety-one (91) degrees forty-eight (48) seconds and running northerly a distance of one hundred sixty-six and thirty-five-one hundredths (166.35) feet to an iron pin; thence turning and running easterly at an angle of ninety-seven (97) degrees and twenty-one (21) minutes a distance of one hundred and fifty (150) feet to another iron pin; thence turning and running southerly at an angle of seventy (70) degrees and fifty-six (56) minutes, a distance of one hundred ninety-three and six-one hundredths (193.06) feet to the point of beginning, exactly as shown on sketch of Lot No. 49 on Plan of Cherry Hill Development. The master plan of Cherry Hill recorded in Book 17, Pages 34 and 35 is revised and the lot above described is to be taken as one building lot as all other lots in said development.

This conveyance is made upon express conditions, limitations and covenants as follows:

1. The entire tract, shown by the plan of Cherry Hill referred to above is restricted to building for residential purposes only, by the Waterville Zoning Ordinance, and said Lot No. 49, and all of the lots shown by said plan are entitled to and subject to the benefits of the ordinance.
2. It is further covenanted and agreed that neither this Lot No. 49 nor any other lot shown upon said plan shall be used for building more than one dwelling house and that no house shall be adapted or used by more than one family.
3. Furthermore, no such house shall be built costing less than fifteen thousand (\$15,000.00) dollars on said Cherry Hill Drive.
4. No building or any part of a building shall ever be erected or allowed to stand upon said lot within fifty (50) feet of any of the streets shown upon

Stephen Clark (2)

said plan or within ten (10) feet of the boundary line of the lot, except that as to corner lots, for instance like Lot No. 1 the set-back of fifty (50) feet from the street shall apply only on the side next to the principal street, that is, in the case of said Lot No. 1 to the side next to First Rangeway.

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SUBJECT to an easement described in a Quit-claim Deed to The Walter H. Zukowski Revocable Trust from Walter H. Zukowski dated May 1, 1991 and recorded in the Kennebec County Registry of Deeds in Book 3903, Page 246.

Being the same premises conveyed to The Walter H. Zukowski Revocable Trust by Warranty Deed of Walter H. Zukowski dated May 1, 1991 and recorded in the Kennebec County Registry of Deeds in Book 3903, Page 248.

WITNESS my hand and seal on January 18, 2002.

[Signature]
WITNESS

Walter H. Zukowski
WALTER H. ZUKOWSKI, TRUSTEE of
THE WALTER H. ZUKOWSKI
REVOCABLE TRUST

January 18, 2002

THE STATE OF Maine
Kennebec, ss.

Then personally appeared the above named WALTER H. ZUKOWSKI,
Trustee of THE WALTER H. ZUKOWSKI REVOCABLE TRUST and acknowledged
the foregoing instrument to be his free act and deed.

Before me, *[Signature]*

Notary Public

DAVID R. BUTLER
MY COMMISSION EXPIRES:
JUNE 11, 2007



RECEIVED KENNEBEC SS.

2002 JAN 23 AM 9:00

ATTEST: *Gwendolyn B. Hathaway*
ACTING REGISTER OF DEEDS